OGDEN VALLEY
MUTUAL WATER COMPANY

October 2, 2025

Weber County Planning
2380 Washington Blvd
Ogden, Utah 84401

To Whom It May Concern:

Re: Cobabe Ranch Subdivision – Statement of Culinary & Secondary Water Feasibility, Townhomes Phase 2 – Buildings 3 & 4

This letter serves as notice that the Ogden Valley Mutual Water Company, previously known as Eden Crossing PWC, LLC (the "**Company**") has reviewed the plans for the above-described project (the "**Project**") to be built by Eden Valley Opportunity LLC ("**Owner**"). The Company has found the plans to be in compliance with Company standards for construction. Therefore, subject to the conditions set forth below, the Company confirms, consistent with Weber County Code § 106-1-4(b)(4), that it has the capacity to provide culinary and secondary water to the Project (the "**Water Services**"), and Owner owns Class D (Development) shares in the Company that may be converted to Class A (Connection) and Class C (Irrigation) shares to serve the Project as provided in the governing documents of the Company.

Subject to interruptions to the provision of the Water Services that may occur as a result of scheduled maintenance and construction, power failures, natural disasters, force majeure events and other circumstances beyond the control of the Company, the Water Services will be provided to the Project in accordance with the Company's policies and procedures (as adopted and modified from time to time) and in accordance with applicable federal, state, and local statutes, laws, rules, regulations, ordinances and standards. Moreover, this approval is expressly conditioned upon and subject to the following:

1. Recordation of a subdivision plat by Weber County that includes the Project and has been approved by all applicable governmental and quasi-governmental entities with jurisdiction.

2. Compliance by the Owner with the Company's policies and procedures, articles, and bylaws, as such governing documents may change from time to time, including, but not limited to, provision by the Owner (at such Owner's sole cost and expense) of all necessary easements, rights and interests for, and installation of all off-site and on-site lines, piping, equipment, connections and facilities necessary for such Water Services in accordance with plans

approved by the Company and in compliance with the Company's standards and specifications.

3. This letter shall be null and void upon any changes or modifications to the plans for the Project as submitted to and reviewed by the Company without written consent from the Company.

4. All infrastructure shown on the plans shall be (a) built in accordance with the Company's specifications, (b) inspected and approved by the Company, and (c) properly transferred to the Company.

5. The timely payment of all applicable fees, costs and expenses pursuant to the Company's policies and procedures as such policies and procedures may change from time to time, including, but not limited to, hook-up costs, connection fees, review and inspection fees, impact fees, and standard billings assessed in connection with the Water Services (failure to timely pay such costs, fees and expenses will result in temporary suspension and/or permanent cessation of the Water Services).

6. The proposed system expansion __X_ will require / _____ will not require state review and approval prior to issuing final approval for the Project and prior to this Company guaranteeing service to the Project.

7. Natural fluctuations in water supplies.

8. Subsequent decisions and regulation by governmental and quasi-governmental entities with jurisdiction, including, but not limited to Weber County, the Utah State Engineer, Utah Division of Water Resources, Public Service Commission, the United States Department of the Interior, and all other applicable governmental or quasi-governmental entities with jurisdiction.

The Company shall not be in default in the performance of its obligations under this letter unless and until the Company fails to cure any alleged default within thirty (30) days after the Owner delivers to the Company written notice of such default (or fails to commence and diligently prosecute such cure within such thirty (30) day period if such default is of a type that cannot reasonably be cured within such thirty (30) day period). Any such notice shall specify in detail any asserted default and the steps which if taken will cure such default.

In no event shall the Company be deemed to be in default hereunder if the failure does not result in the failure to provide Water Services to the Project.

The Company is a Public Water System ("**PWS**") recognized by the Utah Division of Drinking Water ("**DDW**") as system number 29132. DDW has acknowledged receipt of the Project Notification Form (attached as **Exhibit A**) and assigned it file #23867 and begun its review. Fire and Culinary storage requirements for the Project will be provided from the

Company's planned 0.5 million gallon storage tank, which has been approved by DDW. *See* **Exhibit B**. The Company will use 2 wells and a transmission system that has been approved for construction by DDW. *See* **Exhibit C.** The water rights for this project are secured under contract #18317 with the Weber Basin Water Conservancy District and approved under Exchange Application No. E6685.

As recipient of the Water Services, please acknowledge by signing this letter in the location provided below your agreement with the foregoing and that you agree to the above terms and to the terms set forth in the Company's policies and procedures (as those policies may change from time to time).

Sincerely,
OGDEN VALLEY MUTUAL WATER COMPANY

Shane Dunleavy, President

ACKNOWLEDGEMENT AND AGREEMENT:

THE UNDERSIGNED AGREES TO THE ABOVE TERMS AND CONDITIONS AND TO THE TERMS SET FORTH IN THE COMPANY'S POLICIES AND PROCEDURES, ARTICLES, AND BYLAWS (AS SUCH DOCUMENTS MAY CHANGE FROM TIME TO TIME).

John Lewis

By: _____
Name: John Lewis
Its: Managing Member.

Exhibit A

PROJECT NOTIFICATION FORM (PNF)

Utah Division of Drinking Water (DDW)

Please provide the following information for a proposed **Public Drinking Water Project.**

For a new public water system (PWS) also complete a **New PWS Application Form** (see DDW website).

Submit (preferably by email) the completed PNF with plans and specifications to DDW.

Email completed form & documents to ddwpnf@utah.gov or mail to: Utah Division of Drinking Water
P.O. Box 144830, Salt Lake City, Utah 84114-4830, (801) 536-4200

DDW - Plan Review File No.:	
DDW - Date Received:	

1. Public Water System (PWS) Information

System Name:	Ogden Valley Mutual Water Co. (Eden Crossing)
System Number:	29132
Address:	3718 Wolf Creek Dr.
City, State, Zip:	Eden, UT
Present No. of ERCs system is obligated to serve:	0
Population Served:	Est. 94 based on 29 ERCs (3.2 Persons per ERC)
No. of ERCs this project will add:	412 ERCs (At Build Out)

2. Name and Address for Official Correspondence (Mayor, Public Works Director, Administrative Contact, etc.)

Name:	Shane Dunleavy
Title:	Administrative Contact
Address:	3718 Wolf Creek Dr.
City, State, Zip:	Eden, UT
Phone No.:	801-979-7989
E-mail Address:	shane@legacy-mountain.com

3. Professional Engineer (PE) Responsible for System Oversight (if applicable)

Name:	
Company:	
Address:	
City, State, Zip:	
Phone No.:	
E-mail Address:	

4. Professional Engineer (PE) Responsible for Design of this Project

Name:	Ryan Bradley, P.E.
Company:	Ensign Engineering and Land Surveying
Address:	45 West Sego Lily Drive, Suite 500
City, State, Zip:	Sandy, UT 84070
Phone No.:	801-255-0529
E-mail Address:	rrousselle@ensignutah.com

5. Local Fire Code Official & Required Fire Flow for Proposed Project

Name:	David Reed, Fire Marshall
City, State, Zip:	Farr West, UT 84404
Phone No.:	801-782-3580 ext. 205
E-mail Address:	dreed@weberfd.com
Req'd flow (gpm):	2,000
Duration (hrs):	2

6. Project Description (provide a unique facility name, location, and sufficient details to specifically identify the project):

Eden Crossing is developing a Well House and Booster Station to support a proposed 0.5 million gallon (MG) drinking water storage tank (Project Notification Form submitted separately).

The Well House will equip and connect wells EC1 and EC2. Constructed with concrete masonry units (CMU), it will house metering equipment, sampling taps, and all necessary electrical controls.

The Booster Station will increase pressure from wells EC1 and EC2 to the drinking water storage tank. Also built with CMU, it will include water filtration for secondary aesthetic standards and a booster pump. The design incorporates additional space to accommodate future upgrades for pumping from well EC5.

The water transmission/supply pipeline is being designed by Gardner Engineering, while Ensign Engineering has designed the drinking water storage tank. These components will be submitted and constructed under separate contracts.

Checklists for use in preparing plans for review by DDW are available at:
https://deq.utah.gov/drinking-water/forms-drinking-water

7. Anticipated Construction Schedule (if applicable):

Advertise for Bids:	Aug-25
Bid Opening:	Aug-25
Begin Construction:	Aug-25
Complete Construction:	Dec-25

8a. Is the project exempt from the Hydraulic Model Report requirement? [see R309-511-4(1)(a)(i) through (iv)] ☐ Yes ☑ No

8b. If YES, specify rule reference below [R309-511-4(1)(a)(i)-(iv)]:

9. State or Federal Agency Funding:

☐ Drinking Water Board (SRF or FSRF) Loan #
☑ Community Impact Board (CIB)
☐ Other (Specify)
☑ None

[ERC = Equivalent Residential Connection; SRF = State Revolving Fund]

Exhibit B

State of Utah
SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Tim Davis
Executive Director

DIVISION OF DRINKING WATER
Nathan Lunstad, Ph.D., P.E.
Director

August 7, 2025

Sent via Email Only
Shane Dunleavy
Eden Crossing
3718 Wolf Creek Drive
Eden, Utah 84318
shane@legacy-mountain.com

Subject: **Plan Approval**, Cobabe Ranch 0.5 MG Tank (ST001);
Eden Crossing, System #29132, File #23570

Dear Shane Dunleavy:

The Division of Drinking Water (the Division) received the plans and specifications for the proposed Cobabe Ranch 0.5 MG Tank from your consultant, Robert Rousselle, P.E., with Ensign Engineering on July 10, 2025. Written review comments were provided to your consultant on August 4, 2025. The Division received the revised plans and specifications on August 4, 2025.

Our understanding of the project is as follows:

- The proposed Cobabe Ranch 0.5 MG Tank will be a buried concrete tank with a capacity of 500,000 gallons. The project will also include a new valve vault which will house valves for the tank inlet, outlet, and drain/overflow lines, as well as a smooth nosed sampling tap.
- The tank will be filled by three proposed wells (not included as part of this project).
- The proposed tank will serve the proposed Eden Crossing water system, which will consist of 414 equivalent residential connections (ERCs). The tank is sized to provide water for indoor use and sufficient storage for a fire flow of 2000 gallons per minute (gpm) for 2 hours.
- The proposed tank is included in the master report and hydraulic model submitted by Ensign Engineering for review with a proposed well house and pump station (File #23867).
- The Cobabe Ranch 0.5 MG Tank is identified as ST001in the Division's database.

We have completed our review of the plans and specifications, stamped and signed by Robert J. Rousselle, P.E., and dated July 9, 2025, and find they basically comply with the applicable portions of Utah's Administrative Rules for Public Drinking Water Systems in R309. On this basis, **the plans for Cobabe Ranch 0.5 MG Tank are hereby approved.**

This approval pertains to construction only. **An Operating Permit must be obtained from the Director before Cobabe Ranch 0.5 MG Tank may be put in service.** A checklist outlining the items required for operating permit issuance is enclosed for your information.

Approvals or permits from the local authority or the county may be necessary before beginning construction of this project. As the project proceeds, notice of any changes in the approved design, as well as any change affecting the quantity or quality of the delivered water, must be submitted to the Division. We may also conduct interim and final inspections of this project. Please notify us when actual construction begins so that these inspections can be scheduled.

This approval must be renewed if construction has not begun or if substantial equipment has not been ordered within one year of the date of this letter.

If you have any questions regarding this approval, please contact Hunter Payne, P.E., of this office, at (385) 278-9837, me at (385) 515-1464.

Sincerely,

Michael Newberry, P.E.
Permitting and Engineering Support Manager

HP/mrn/mdb

Enclosure — Operating Permit Checklist

cc: Scott Braeden, Weber-Morgan Health Department, sbraeden@webercountyutah.gov
Ryan Klinge, Weber-Morgan Health Department, rklinge@webercountyutah.gov
Robert Rousselle, P.E., Ensign Engineering, rrousselle@ensignutah.com
Shane Dunleavy, Eden Crossing, shane@legacy-mountain.com
Hunter Payne, P.E., Division of Drinking Water, hnpayne@utah.gov
Ted Black, Office of the State Fire Marshal, tblack@utah.gov

DDW-2025-007237

Exhibit C

State of Utah
SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Tim Davis
Executive Director

DIVISION OF DRINKING WATER
Nathan Lunstad, Ph.D., P.E.
Director

September 3, 2025

Sent via Email Only
Shane Dunleavy
Eden Crossing
3718 Wolf Creek Drive
Eden, Utah 84318
shane@legacy-mountain.com

Subject: **Plan Approval**, Well Equipping Wells 1 & 2, Booster Pump Station (WS001, WS002, PF001); Eden Crossing, System #29132, File #23867

Dear Shane Dunleavy:

The Division of Drinking Water (the Division) received the plans and specifications for the proposed Well Equipping of Wells 1 & 2, Booster Pump Station and Filtration from your consultant, Grayson Gavin with Ensign Engineering on July 25, 2025. The Division issued Plan Approval for drilling Wells 1 & 2 on May 4, 2022, under file #13102. Multiple communications were sent and received clarifying the project design through the month of August 2025.

Our understanding of the project is the equipping of Well 1 and Well 2, construction of a well house and construction of a booster pump and filtration station. Due to the concerning water quality results for both Wells 1 and 2, which are detailed at the end of this letter, **the filtration portion of the plans are not included in the plan approval of this letter. Revised plans, along with a basis of design for treatment requirements and technologies selected, will need to be submitted for review and plan approval prior to construction of the treatment portion of the project**. Please note, installation of any type of filtration will require installation of chlorination. Please contact Sarah Page, Ph.D., at sepage@utah.gov to discuss treatment related questions.

Well 1 will be equipped with a Grundfos 25S50-26 5 HP submersible pump with a calculated pumping rate of 24 gpm. Well 2 will be equipped with a Grundfos 35S50-19 5 HP submersible pump with a calculated pumping rate of 35 gpm. Both wells will utilize MAASS model 10J4 Pitless Adapters. A pump control well house will be constructed to house the electrical equipment and valve controls. Well 1 and Well 2 are identified as WS001 and WS002 respectively in the Division's database.

The booster and filtration station will be constructed on a different site. The booster pump skid will be a Tigerflow Duplex Booster skid containing dual 7.5 HP booster pumps rated at 50 gallons per minute (gpm) each. The booster pump is identified as PF001 in the Division's database.

The equipped well pump capacity of Well 1 is 24 gpm. The safe yield of Well 1 is rated at 33 gpm, which is calculated based on two-thirds of the constant-rate aquifer drawdown test results at 50 gpm. The safe yield of 33 gpm is the basis for determining the maximum number of connections that Well 1 can serve.

The equipped well pump capacity of Well 2 is 35 gpm. The safe yield of Well 2 is rated at 40 gpm, which is calculated based on two-thirds of the constant-rate aquifer drawdown test results at 60 gpm. The safe yield of 40 gpm is the basis for determining the maximum number of connections that Well 2 can serve.

It is noted that the booster and filtration station includes room for future booster expansion and chlorination that is not being installed at this time.

We have received the following information for Well Equipping Wells 1 & 2, Booster, and Filtration:

1. Certification of well seal.
2. Well driller's report (well log).
3. Aquifer drawdown test results (step drawdown test and constant-rate test).
4. New Source Chemical Analysis of the well water.
5. Plans and specifications for equipping the well.
    a. Pump specifications
    b. Well house design and pitless adapter specifications
6. Plans and specifications for the booster pumps.
7. Plans and specifications for the filtration system.

We have completed our review of the plans and specifications, stamped and signed by Ryan Bradley, P. E., and dated July 22, 2025, and find they basically comply with the applicable portions of *Utah's Administrative Rules for Public Drinking Water Systems* in *R309*. On this basis, **the plans for equipping Well Equipping Wells 1 & 2, and Booster are approved.**

As previously mentioned, **the filtration portion of the plans are not included in the plan approval of this letter. Revised plans, along with a basis of design for treatment requirements and technologies selected, will need to be submitted for review and plan approval prior to construction of the treatment portion of the project**.

This approval pertains to construction only. **An Operating Permit must be obtained from the Director before Well Equipping Wells 1 & 2, and Booster may be put into service.** A checklist outlining the well approval process, including the items required for issuing an operating permit for this well is enclosed for your information. Enclosed please also find an Operating permit Checklist for other components of this project. **If the water quality of Wells 1 & 2 requires treatment, Wells 1 & 2 may not be put into service until appropriate treatment has been installed and an operating permit has been obtained.**

Approvals or permits from the local authority or county may be necessary before beginning construction of this project. As the project proceeds, notice of any changes in the approved design, as well as any change affecting the quantity or quality of the delivered water, must be submitted to the Division. We may also conduct interim and final inspections of this project. Please notify us when actual construction begins so that these inspections can be scheduled.

This approval must be renewed if construction has not begun or if substantial equipment has not been ordered within one year of the date of this letter.

New Source Chemical Analysis Discussion

The new source chemical analysis for Well 1 (WS001) and Well 2 (WS002) demonstrate exceedances of several secondary and primary maximum contaminant levels (MCL). Sample results which exceed standards for both wells are presented below.

New Source Chemical Analysis Exceedances			
Contaminant	Standard (mg/L)	Well 1 (WS001)	Well 2 (WS002)
Fluoride	2*	**2.6**	1.3
Toluene	1	0.001	0.00123
PFOS	0.000004	**0.000014**	No Data
Turbidity	5 (NTU)	0.44	**20 (1/16/24)**; 0.1 (8/12/2025)
Iron	0.3*	0.12	**1.1 (1/16/24)**; 0.06 (8/12/2025)
Manganese	0.05*	0.01	**0.06 (1/16/24)**; 0.011 (8/12/2025)
Gross Alpha	15 (pCi/L)	ND	**28 (1/16/24)**; 3 (6/2/2025)
**-Secondary Maximum Contaminant Level (SMCL)*			

The supplier should be advised that should future monitoring confirm the observed levels of turbidity, PFOS and gross alpha particle activity these sources will be designated as Low Quality Groundwater Sources. Low quality ground water sources shall be treated to assure that all chemical and biological contaminants are reduced to the levels which are reliably and consistently below MCL's prescribed in R309-200 (R309-515-7(2)).

Compliance with the toluene, and gross alpha MCL are based on a running annual average (RAA) in which a minimum of four quarters of sample data is considered. If the RAA exceeds MCLs for any of these contaminants, water quality violations shall be issued and public notice will be required (R309-205 and R309-220).

Routine monitoring schedules for PFAS will begin in 2027 based on the results of initial monitoring that must be completed by April 26, 2027. Compliance with the PFOS MCL will be based on a RAA of the routine monitoring in which the most recent four quarters of sample data is considered. If the RAA of PFOS exceeds the MCL on or after April 26, 2029, the agency with primacy may issue water quality violations and require public notice (89 FR 49101).

Well 2 (WS002) initially demonstrated SMCL exceedances for iron and manganese. While SMCL exceedances for iron and manganese do not trigger regulatory action, the supplier should be aware that exceeding these standards may result in customer complaints. Iron and manganese at concentrations

above 0.3 mg/L and 0.05 mg/L respectively have been documented to produce the following effects: rusty/black/brown discoloration, bitter/metallic taste, and reddish/orange or black staining.

Required actions following a Fluoride SMCL exceedance
The new source chemical analysis for Well 1 (WS001) demonstrates an exceedance of the SMCL for Fluoride. Fluoride at levels above the SMCL of 2 mg/L is known to cause dental fluorosis. Per R309-220-11(3), anytime fluoride is measured above the SMCL, the supplier must provide annual public notice. The notice must contain the following language, including the language necessary to fill in the blanks:

This is an alert about your drinking water and a cosmetic dental problem that might affect children under nine years of age. At low levels, fluoride can help prevent cavities, but children drinking water containing more than 2 milligrams per liter (mg/l) of fluoride may develop cosmetic discoloration of their permanent teeth (dental fluorosis). The drinking water provided by your community water system (name) has a fluoride concentration of (insert value) mg/l.

Dental fluorosis, in its moderate or severe forms, may result in a brown staining and/or pitting of the permanent teeth. This problem occurs only in developing teeth, before they erupt from the gums. Children under nine should be provided with alternative sources of drinking water or water that has been treated to remove the fluoride to avoid the possibility of staining and pitting of their permanent teeth. You may also want to contact your dentist about proper use by young children of fluoride-containing products. Older children and adults may safely drink the water.

Drinking water containing more than 4 mg/l of fluoride (the U.S. Environmental Protection Agency's drinking water standard) can increase your risk of developing bone disease. Your drinking water does not contain more than 4 mg/l of fluoride, but we're required to notify you when we discover that the fluoride levels in your drinking water exceed 2 mg/l because of this cosmetic dental problem.

For more information, please call (name of water system contact) of (name of community water system) at (phone number). Some home water treatment units are also available to remove fluoride from drinking water. To learn more about available home water treatment units, you may call NSF International at 1-877-8-NSF-HELP.

Future Monitoring Requirements
Should Eden Crossing become designated as a public community water system, quarterly monitoring for Volatile Organic Compounds (VOCs) and radionuclides will be required. Monitoring for PFAS compounds, inorganics and metals, nitrate, sodium sulfate TDS, and pesticides will be required at varying but less frequent frequencies.

Please contact David Kruse at dbkruse@utah.gov or 385-566-7789 with any questions related to the source chemical monitoring requirements for this system.

PFAS Information and Resources
The sample results for Well 1 show PFOS levels at 14 parts per trillion (ppt) which is above the Maximum Contaminant Level (MCL) of 4 ppt. Per the PFAS rule, all community and non-transient non-community water systems must not exceed this MCL by April 26, 2029.

We strongly recommend that Eden Crossing continue monitoring for PFAS as soon as possible to determine the extent of the PFAS contamination and in doing so complete initial monitoring for PFAS that is due by April 26, 2027.

The Division of Drinking Water offers free PFAS sampling for community water systems, and Eden Crossing is eligible to participate.

Additionally, we strongly recommend that Eden Crossing begin evaluating treatment options for PFAS to ensure compliance with the new MCLs.

For more information, please contact John Steffan at jtsteffan@utah.gov or visit our website at ddwpfas.utah.gov

If you have any questions regarding this approval, please contact Cameron Draney, P.E., of this office, at (385) 271-7039, or me at (385) 515-1464.

Sincerely,

Michael Newberry, P.E.
Permitting and Engineering Support Manager

CLD/mrn/mdb

Enclosures — Well Approval Checklist; Operating Permit Checklist

cc: Ryan Klinge, Weber-Morgan Health Department, rklinge@webercountyutah.org
Grayson Gavin, Ensign Engineering, ggavin@ensignutah.com
Ryan Bradley, Ensign Engineering, rbradley@ensignutah.com
Shane Dunleavy, Eden Crossing, shane@legacy-mountain.com
Cameron Draney, P.E., Division of Drinking Water, cdraney@utah.gov
Sarah Page, Ph.D., Division of Drinking Water, sepage@utah.gov
David Kruse, Division of Drinking Water, dbkruse@utah.gov
John Steffan, Division of Drinking Water, jtsteffan@utah.gov
Sarah Romero, P.E., Division of Drinking Water, sarahromero@utah.gov

DDW-2025-008275